140.0	0001	0018.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	952,800 / 952,800
					USE VALUE:	952,800 / 952,800
					ASSESSED:	952,800 / 952,800

PROPERTY LOCATION

No	Alt No	Direction/Street/City
48		MT. VERNON ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	WHITNEY DAVID & SHARON
Owner 2:	
Owner 3:	
Street 1:	49 LINDEN ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: N
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	VASCONCELLOS SARA -
Owner 2:	-
Street 1:	48 MT VERNON ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains 5,555 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1916, having primarily Vinyl Exterior and 3019 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 10 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	5555.000	483,500		469,300	952,800
Total Card	0.128	483,500		469,300	952,800
Total Parcel	0.128	483,500		469,300	952,800

Source: Market Adj Cost | Total Value per SQ unit /Card: 315.60 | /Parcel: 315.6

Legal Description

User Acct 89736

GIS Ref

GIS Ref

Insp Date 05/11/18

Entered Lot Size

Total Land:

Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID 140.0-0001-0018.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	104	FV	483,500	0	5,555.	469,300	952,800	952,800	Year End Roll	12/18/2019
2019	104	FV	374,900	0	5,555.	440,000	814,900	814,900	Year End Roll	1/3/2019
2018	104	FV	374,900	0	5,555.	363,700	738,600	738,600	Year End Roll	12/20/2017
2017	104	FV	351,500	0	5,555.	334,400	685,900	685,900	Year End Roll	1/3/2017
2016	104	FV	351,500	0	5,555.	305,100	656,600	656,600	Year End	1/4/2016
2015	104	FV	313,100	0	5,555.	299,200	612,300	612,300	Year End Roll	12/11/2014
2014	104	FV	313,100	0	5,555.	278,100	591,200	591,200	Year End Roll	12/16/2013
2013	104	FV	325,800	0	5,555.	264,600	590,400	590,400		12/13/2012

!10796!

PRINT

Date	Time
12/11/20	01:03:57

LAST REV

Date	Time
05/30/18	08:02:25

ekelly

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 10796

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
VASCONCELLOS SA	59253-114		6/7/2012		589,000	No	No		
VASCONCELLOS SA	55412-238		9/21/2010	Convenience		No	No		
VASCONCELLOS DA	48593-32		12/1/2006	Family	1	No	No		
VASCONCELLOS DA	41378-119		1/6/2004	Family	1	No	No		
VASCONCELLOS DA	39471-198		6/7/2003	Family	1	No	No		
VASCONCELLOS DA	37296-268		12/7/2002	Family	1	No	No		
VASCONCELLOS DA	36012-172		7/3/2002	Family	1	No	No		
VASCONCELLOS DA	35235-37		4/8/2002	Family	99	No	No		

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
7/6/2007	534	Addition	55,000	C		G9	GR FY09	10X15X 2 STORY
4/8/2002	214	Redo Kit	12,000	C				REMODEL KITCHEN
6/10/1992	226	Re-Roof	5,200	C				ROOFING

ACTIVITY INFORMATION

Date	Result	By	Name
5/11/2018	MEAS&NOTICE	BS	Barbara S
9/7/2012	MLS	EMK	Ellen K
3/21/2009	Meas/Inspect	336	PATRIOT
1/26/2009	Measured	345	PATRIOT
12/1/1999	Mailer Sent		
11/18/1999	Meas/Inspect	243	PATRIOT
12/1/1981		MM	Mary M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	89736
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		5555		Sq. Ft.	Site		0	80.	1.06	9									469,322						469,300	

Total AC/HA:	0.12753	Total SF/SM:	5555	Parcel LUC:	104	Two Family	Prime NB Desc:	Brackett	Total:	469,322	Spl Credit		Total:	469,300

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	13 - Multi-Garden		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	2	Total:	2
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BEIGE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1916	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G4	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	2		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	2	Rating:	Average
A Kits:		Rating:	
Frpl:	2	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	31	%

CALC SUMMARY

Basic $ / SQ:	170.00
Size Adj.:	1.03602934
Const Adj.:	0.99989998
Adj $ / SQ:	176.107
Other Features:	116500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	700782
Depreciation:	217242
Depreciated Total:	483540

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	2

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	10	BRs:	4	Baths:	2	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	2002
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
2	5	2	1
Totals			
2	10	4	

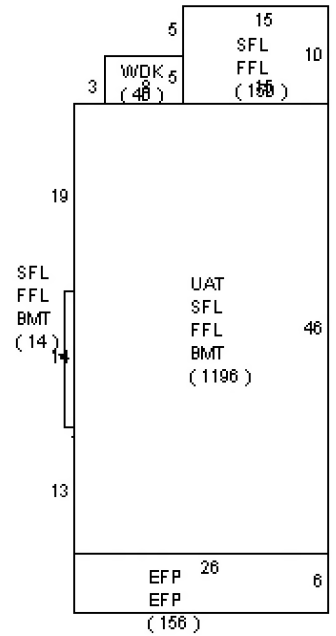
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:	1.00	Before Depr:	176.11
Special Features:	0	Val/Su Net:	105.54
Final Total:	483500	Val/Su SzAd	177.76

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,360	176.110	239,506
SFL	Second Floor	1,360	176.110	239,506
BMT	Basement	1,210	52.830	63,927
EFP	Enclos Porch	312	35.950	11,216
UAT	Upper Attic	299	98.620	29,487
WDK	Deck	40	16.000	640

Net Sketched Area:	4,581			Total:	584,282
Size Ad	2720	Gross Are	5478	FinArea	3019

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
UAT	100	FLA	100	F	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 140.0-0001-0018.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	Frame Shed	D	Y	1	8X8	A	AV	2003	0.00	T	12.8	104						

More:	N	Total Yard Items:		Total Special Featues:		Total:	